



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3010478
3010070

Applicant Name: David James for St. Mary's Catholic Church

Address of Proposal: 621 20th Avenue South
611 20th Avenue South

SUMMARY OF PROPOSED ACTION

Project 3010478:

Land Use Application to remove an existing 400 sq. ft. modular storage container and replace with a 1,155 sq. ft., 24 foot high storage building (Saint Mary's Food Bank). Existing parking for 66 vehicles will be reduced by 4 stalls.

Project 3010070:

Land Use Application to allow a five foot wide subgrade areaway in the side yard setback of the existing rectory building (Saint Mary's Food Bank). Project includes 20 cu. yds. of grading.

The following approval is required:

Administrative Conditional Use Permit - to allow the expansion of an institution (religious facility and food bank) in a Single Family zone (Seattle Municipal Code (SMC) Section 23.44.022).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

The site is located in the Central District neighborhood, on the west side of 20th Avenue South, between South Lane Street to the south and South Weller Street to the north.

The site is comprised of two parcels, with an alley separating them from each other. The northern parcel has an existing two story brick Food Bank and Rectory building. The southern parcel is a surface parking lot with a storage container used to store food for the food bank.

The site is zoned Single Family and this zone extends to the north, south, west and southeast of the subject site.

Across the street to the east, the zone changes to Lowrise 1 and across the street to the northeast, the zone changes to Commercial 1.

Area Development

To the north, west and south of the subject sites, the area is developed with single family homes. Across 20th Avenue South to the northeast is the Franz wholesale baking plant within the Commercial zone. Across 20th Avenue South to the east is Saint Mary's church, partially located in the Single Family zone and the Lowrise zone.

Proposal Description

The applicant proposes to remove an existing 400 sq. ft. modular storage container located on the southern parcel and replace it with a 1,155 sq. ft., 24 foot high storage building for food storage for the existing food bank. The proposal also plans to modify the existing building on the northern parcel to allow a five foot wide subgrade areaway in the side yard setback of the existing rectory building. This effort would include 20 cu. yds. of grading. Existing parking for the overall church campus will be reduced from 66 vehicles by 4 stalls.

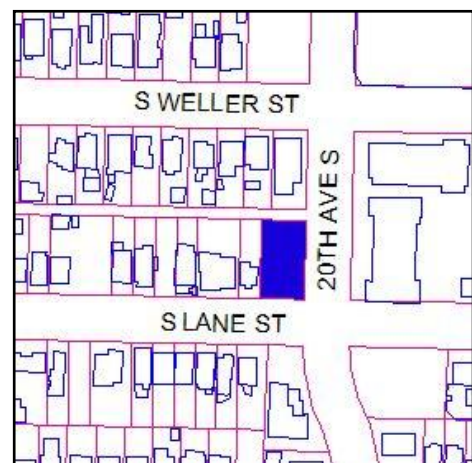
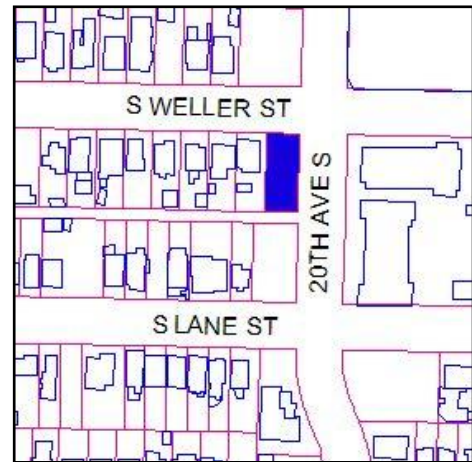
Public Comment

There were three comment letter received during the comment period, which ended on August 26, 2009. No written comments were offered.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE PERMIT

SMC 23.44.022.D. General Provisions.

1. New or expanding institutions in single-family zones shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution master plan.



The proposed expansion of the Institution meets the developments standards for uses permitted outright in Sections 23.44.008 through 23.44.016.

2. The establishment of a child care center in a legally established institution devoted to the care or instruction of children which does not violate any condition of approval of the existing institutional use and does not require structural expansion shall not be considered a new use or an expansion of the institutional use.

This criterion does not apply.

3. Institutions seeking to establish or expand on property which is developed with residential structures may expand their campus up to a maximum of two and one-half (2 1/2) acres. An institution campus may be established or expanded beyond two and one-half (2 1/2) acres if the property proposed for the expansion is substantially vacant land.

No expansion of the institutional campus boundaries is proposed.

4. An institution which finds that the development standards of the single-family zone classification are inadequate to its development needs may apply for reclassification to Major Institution status.

The development standards of the single family zone classification are adequate for the proposed institutional use.

SMC 23.44.022.E Dispersion.

1. The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600) feet or more from any lot line of any other institution in a residential zone.

The proposed work will not affect the existing boundary of the Saint Mary's campus; therefore, this criterion is not applicable.

SMC 23.44.022.F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition or change of use proposed is necessary to meet the parking requirements of this Land Use Code and if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use. If the demolition or change of use is proposed for required parking, the Director may consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.

No demolition of a residential structure is proposed.

SMC 23.44.022.G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

The existing structure is currently an institutional use and no change to this use is proposed; therefore, this criterion does not apply.

SMC 23.44.022.H. Noise and Odors.

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational areas, trash and refuse storage areas, ventilating mechanisms, sports facilities and other noise-generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to yard or parking development standards, design modifications, setting hours of operation for facilities or other similar measures.

The existing food bank operation will continue to function as it does currently; thus no increase to the noise or odor levels are anticipated. The proposed application is to increase storage capacity and allow more efficient transport of goods between the building and the food bank area. However, to maintain proper and appropriate maintenance of the food bank operations, further discussion is warranted.

A six foot tall chain link fence and four new Raywood Ash trees (replacing the four existing Valley Forge Elms) will be installed on the west property line to screen noise from the proposed storage building from the neighbors to the west. The property to the immediate west is a single family structure, also owned by St. Mary's. The chain link fence extends around the perimeter of the property and the section surrounding the trash and refuse areas is proposed to include opaque slats in the fence and gate to screen views of the garbage containers. The trash and refuse area is not expanding and will continue to be limited to lidded containers, however the slatted area of the fence should continue along the northern 16 feet along the west property line to the point where the landscape bed is shown for improved screening.

Food bank staff regularly walk the alley and surrounding block after each food bank shift to pick up and collect any related food packaging litter that recipients may have dropped. Food sorting activities occur in the parking lot with within the food bank premises, not in the alley.

The storage building may in the future contain a compressor unit for a freezer. Any future installation of a compressor unit will be subject to the Noise Ordinance. In the event that this unit is installed, an Acoustical Report must be submitted to DPD for review and approval.

The proposed new access to the existing rectory will be screened by the existing wall along the west property line.

Trash that is properly maintained generates a minimum of odor. Because of the potential for the expanded use to generate large amounts of food waste, the potential for increased odor impacts is substantial. Consequently, proper maintenance is crucial. Thus, project approval shall be conditioned upon properly securing all food waste in sealed, intact plastic bags or other containers; locking of the dumpster hood at all times when trash is not being placed or removed; and regular servicing (emptying and cleaning) of the dumpster such that no odors can be detected offsite.

SMC 23.44.022.I. Landscaping.

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

Landscaping plant materials shall be species compatible with surrounding flora. Existing plant material may be required to be retained. Maintenance of landscaped areas shall be the continuing responsibility of the owner.

The proposed new construction is larger than the existing modular storage container that is currently on the site. However, both the existing modular storage structure and the proposed structure are located on a lot that is entirely paved with pervious surface. Moreover, the planting strip between the proposed structure and the side (west) property line will remove some of the existing impervious surface; therefore, the amount of pavement will be slightly reduced from the existing coverage. On the northern site, the proposed access ramp between the rectory and the courtyard area used for the food bank is already paved. The four existing trees will be replaced with four new trees, along the west property line and the planting area at the site's perimeter fronting on the sidewalk will include increased ground cover. The existing Oregon Ash street trees will remain.

SMC 23.44.022.J. Light and Glare.

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited. Non-reflective surfaces shall be used to help reduce glare.

The food bank operated primarily during daylight hours. Additional exterior lighting will be minimal located only above entrances and for exterior tasks, such as loading/unloading. No high intensity lighting or directional flood lights will be aimed towards adjacent residences. Security lighting will be minimal and will not be located on the west facades which face residences. The proposed paint will be flat to reduce the reflectance of artificial light.

SMC 23.44.022.K. Bulk and Siting.

1. Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:

a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum;

b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.

The subject site is less than one acre.

2. Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no structure other than freestanding walls, fences, bulkheads or similar structures shall be closer than ten (10) feet to the side lot line. The Director may permit yards less than ten (10) feet but not less than five (5) feet after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.

The existing side yard of the rectory (northern) site will remain unchanged, except for the introduction of the retaining wall extension. No perceptible change to the side yard will occur; therefore no additional impact is anticipated from the construction of the areaway access path. The southern site, where the new storage structure is proposed, will provide a five foot setback. The reduction of the setback in this location will impact only the closest residential building, which is owned and operated by the church. Setting the structure back further allows for the provision of parking stalls with a slightly wider than the required aisle, providing more maneuvering space for cars, delivery vehicles and food bank operations. The proposed structure will also buffer the noise generated from the food bank to the nearby residences to the west of the subject site. The public benefit will be served by allowing an increased food storage building that provides food to the hungry and poor members of the community.

3. Institutions Located on Lots in More Than One (1) Zone Classification. For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.

This criterion does not apply.

4. Height Limit.

a. Religious symbols for religious institutions may extend an additional twenty-five (25) feet above the height limit.

b. For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than four to twelve (4:12) may

extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

These criteria do not apply.

5. Facade Scale. If any facade of a new or expanding institution exceeds thirty (30) feet in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.

The façade scale of the proposed structure will be 55 feet along the west and east sides. The north and south facades are 21 feet in length. This proposed facade scale exceeds the 30 foot length, however, the façade is modulated by a clerestory window wall above the primary roof overhang, varying exterior materials and fenestration. The longer façade faces a street where the structures are wider than 30 feet, including the church buildings directly across the street to the east which are 56 feet wide and 150 feet wide and the 56 foot wide rectory across the alley to the north. The south façade faces a street with many single family structures that have a width comparable to the 21 feet of the proposed structure. The structure size, footprint and siding are not unusual or out of character with the surrounding structures.

SMC 23.44.022.L. Parking and Loading Berth Requirements.

1. Quantity and Location of Off-street Parking.

a. Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles shall be encouraged.

b. Parking and loading shall be required as provided in Section 23.54.015.

c. The Director may modify the parking and loading requirements of Section 23.54.015, Required parking, and the requirements of Section 23.44.016, Parking location and access, on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection M of this section. The modification shall be based on adopted City policies and shall:

i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and

ii. Not cause undue traffic through residential streets nor create a serious safety hazard.

Parking is provided for food bank staff and church administrative staff in the existing, but re-stripped lot and it is anticipated that the food donation delivery vehicles will also use this lot. Customers will arrive by foot, bike, bus, or vehicle drop off either from the alley or the street. Bike racks are provided and carpooling is encouraged for food bank customers.

2. Parking Design. Parking access and parking shall be designed as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.

The parking spaces provided meet the standards of SMC 23.54.

3. Loading Berths. The quantity and design of loading berths shall be as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.

No loading berths are proposed; therefore this criterion is not applicable.

SMC 23.44.022.M. Transportation Plan.

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of structure area and/or are required to provide additional twenty (20) or more parking spaces.

The proposed modifications are not larger than 4,000 square feet; therefore, this criterion does not apply.

DECISION - ADMINISTRATIVE CONDITIONAL USE PERMIT

The application for an Administrative Conditional Use is **CONDITIONALLY GRANTED.**

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE PERMIT

Prior to Issuance of the Master Use Permit:

The owner(s) and/or responsible party(s) shall:

1. Revise plans to show a solid fence 6 feet high along the north 16 feet of the west property line (opaque slats are acceptable).
2. Add a note to the site plans stating: "All food waste shall be properly secured in sealed, intact plastic bags or other containers. The dumpster hood shall be locked at all times when trash is not being placed or removed. Servicing (emptying and cleaning) of the dumpster shall be such that no odors can be detected offsite";

For the Life of Project:

3. In the event that a compressor unit is installed in the new storage structure, an Acoustical Report must be submitted to DPD for review and approval.

Signature: _____ (signature on file) Date: November 30, 2009
Lisa Rutzick, Land Use Planner

LR:bg